

93 SHARMAN BEER COURT

THAME, OXFORDSHIRE. OX9 2DD



HAMNETT
HAYWARD

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A well presented two-bedroom first-floor retirement apartment, enjoying an appealing independent position within this small, exclusive development.

Approached via its own shared entrance and staircase, rather than from the main block, the property offers a greater sense of privacy while retaining the reassurance and facilities of a warden-assisted retirement community. Positioned within the heart of this picturesque Oxfordshire market town, overlooking the Recreation ground and Cuttlebrook nature reserve beyond, Sharman Beer Court is available exclusively to those aged 60 and over. The property benefits from 24-hour wardened accommodation and is within a short walk of the High Street and local amenities. Thame is the Quintessential Market town centred around its attractive historic High Street and offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. The town also benefits from good transport links, with easy access to the M40 and regular rail services from nearby Haddenham & Thame Parkway to London Marylebone.

Recently updated, the light and airy accommodation includes an open-plan sitting room and refitted kitchen, enjoying attractive views across the well-maintained communal gardens. The kitchen has been re-fitted and offers a good range of wall and base units, together with appliances including a free standing electric cooker and fridge/freezer. Both bedrooms overlook the communal gardens and are served by a generous shower room.

Two double bedrooms are served by a separate shower room and a fully boarded loft has a drop down ladder and light.

The apartment shares a private entrance hall and staircase with just one other property, giving it a greater sense of independence from the main building. Residents also enjoy use of a popular communal sitting room, regular organised activities, a laundry room and landscaped gardens with raised beds and seating areas. Private residents' parking and visitor spaces are provided.

“A TWO BEDROOM APARTMENT WITH WARDEN ASSISTANCE - FORMING PART OF AN EXCLUSIVE DEVELOPMENT, IDEALLY POSITIONED WITHIN A SHORT LEVEL WALK OF THE PICTURESQUE TOWN CENTRE”



AT A GLANCE

- A two bedroom retirement apartment forming part of an exclusive development within the town
- Recently re-fitted kitchen flowing to an open plan sitting/dining room
- Communal gardens and private parking
- Wonderful development with on site warden and off site support via intercom
- Highly sought after Oxfordshire market town with excellent connections to London Marylebone



SUMMARY

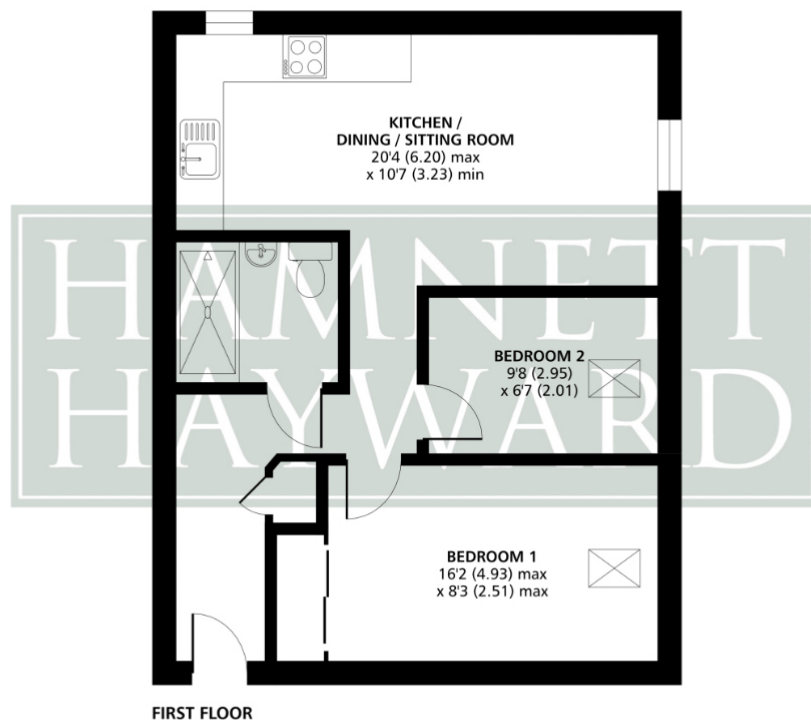
- Communal entrance hall
- Inner hallway
- 20' open plan kitchen/sitting/dining room
- Recently re-fitted kitchen with appliances
- Two bedrooms
- Shower room
- Electric heating
- Private parking within the development
- Communal gardens including a number of terrace areas with seating
- On site warden, five days per week
- Off site support via intercom within the apartment
- Highly sought after position independent from the main building
- Communal sitting room with a range of activities
- Electric heating
- Vacant possession with no onward chain
- Fully boarded loft with ladder and light
- Central Thame location within a short walk of the town centre and adjoining the recreation ground a Cuttlebrook nature reserve
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town



Sharman Beer Court, Thame, OX9

Approximate Area = 538 sq ft / 50 sq m

For identification only - Not to scale



LOCATION

Thame is the quintessential English market town, located close to the Chiltern hills and the city of Oxford. Taking its name from the famous river that flows through its centre, the town is blessed with a long and illustrious history. These days it's a bustling, elegant place with something for all tastes. The pretty High Street is dotted with a mix of Medieval and Georgian buildings and home to a huge range of independent shops as well as bars, public houses and restaurants. A Waitrose & Sainsburys supermarket are also located in the centre. Despite Thame's rural position, the town is well positioned for links to London. Trains from the nearby station now reach Marylebone in around 36 minutes (fast train) while the M40 is a short drive from the town centre. Local education facilities are provided for all ages and include three reputable primary schools and the renowned Lord Williams's Comprehensive School which has obtained a good status from Ofsted. All church denominations are catered for with a particularly well known Catholic school

ADDITIONAL INFORMATION

Services: Mains water and Electricity

Heating: Electric heating

Energy Rating: Current C (73) Potential C (74)

Tenure: Leasehold - 999 year lease from 1987. £244.03

Local Authority: South Oxfordshire District Council

Postcode: OX9 2DD

Council Tax Band: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hamnett Hayward Ltd. REF: 1509789



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